

141.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

908,600 / 908,600

USE VALUE:

908,600 / 908,600

ASSESSED:

908,600 / 908,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
268		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SCHIFFERLI MARK	
Owner 2: SCHIFFERLI KIMBERLY HAMAD	
Owner 3:	

Street 1: 268 GRAY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: DADOURIAN SONA -	
Owner 2: KOUMJIAN KAREN/ TRUSTEE -	

Street 1: 268 GRAY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1788 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
10284	Sq. Ft.
Site	
0	80.
0.71	9

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	10284.000	322,300	3,500	582,800	908,600	

Total Card	0.236	322,300	3,500	582,800	908,600	Entered Lot Size
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Total Parcel	0.236	322,300	3,500	582,800	908,600	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	508.31	/Parcel:	508.31	Land Unit Type:
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03/18/09

!10916!

PRINT

Date

Time

12/30/21

11:35:19

LAST REV

Date

Time

08/24/21

08:44:47

danam

10916

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	6 - Colonial			Full Bath:	1	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Fair															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	3 - Gambrel			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average															
Color:	BEIGE			A Kits:		Rating:																
View / Desir:				Frl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:																
Grade:	C+ - Average (+)			CONDOS INFORMATION																		
Year Blt:	1923	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact: .		Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:				Interior:		1	7	4										
Sec Int Wall:		%		Economic:				Additions:														
Partition:	T - Typical			Special:				Kitchen:														
Prim Floors:	3 - Hardwood			Override:				Baths:														
Sec Floors:		%		Total:		31	%	Plumbing:														
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ:	130.00			Heating:														
Bsmnt Gar:				Size Adj.: 1.23741257				General:														
Electric:	3 - Typical			Const Adj.: 1.01989794				Totals														
Insulation:	2 - Typical			Adj \$ / SQ: 164.064				1	7	4												
Int vs Ext:	S			Other Features: 73750																		
Heat Fuel:	1 - Oil			Grade Factor: 1.10																		
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																		
# Heat Sys:	1			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor: 1.00																		
Solar HW:	NO	Central Vac: NO		Adj Total: 467051																		
% Com Wal		% Sprinkled		Depreciation: 144786				Juris. Factor:														
				Deprecated Total: 322265				Special Features: 0														
								Final Total: 322300														
								Val/Su Net: 111.52														
								Val/Su SzAd: 180.31														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:														
Make:																						
Model:																						
Serial #:																						
Year:																						
Color:																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 141.0-0005-0002.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		AssessPro Patriot Properties, Inc			
3	Garage	D	Y	1	11X20	A	AV	1923		26.36	T	40	101			3,500		3,500				
More: N				Total Yard Items:				3,500	Total Special Features:								Total:	3,500				